

REF: S/171 - DETAILS PREPARED 03.08.2023

FOR SALE

RETAIL PREMISES

**7 & 7A WEST STREET
TAVISTOCK
PL19 8AD**



PHOTO TAKEN AUGUST 2023

- **32 to 111.4 SQ.M (346 to 1,200 SQ.FT.) OVER TWO FLOORS**
- **EXCELLENT RETAIL POSITION**
- **SUITABLE FOR VARIOUS RETAIL OR OFFICE USES**
- **TWO SELF CONTAINED SPACES AVAILABLE AS ONE OR TWO UNITS**

LOCATION

The premises are located on West Street in an excellent trading location in Tavistock Town Centre. Nearby occupiers include Fat Face, Boots Opticians, Oxfam, Vision Express and Specsavers.

DESCRIPTION

The premises comprise the ground floor and basement of a Grade II listed mid terraced property of traditional construction. The accommodation is arranged over two floors offering two self-contained units which can be occupied separately if preferred. The ground floor comprises a retail unit most recently used as a shop with café, and the basement has been a tattoo parlour, hairdressers and most recently a fitness studio.

ACCOMMODATION (All sizes are approximate NIA)

Unit 7 79.4 sq.m. (854 sq.ft.)

Unit 7A 32.0 sq.m. (346 sq.ft.)

EPIC

The need for Energy Performance Certificates on listed buildings is unclear. One will be commissioned if required.

SERVICES

The building has mains electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as a shop within Use Class E (which includes A1, A2, A3 & B1). Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The properties are held on 999 year leases from 1st January 2003. The Freehold is held in a management company of which a 2/7ths share can be sold with these units.

The units are also available to rent. Please ask for further details.

PRICE

Ground Floor £265,000

Basement £65,000

Combined £325,000

RATES

Rateable Values – Unit 7 £14,500 & Unit 7A £4,150

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45543356194 & 45543356387

VAT

The price will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

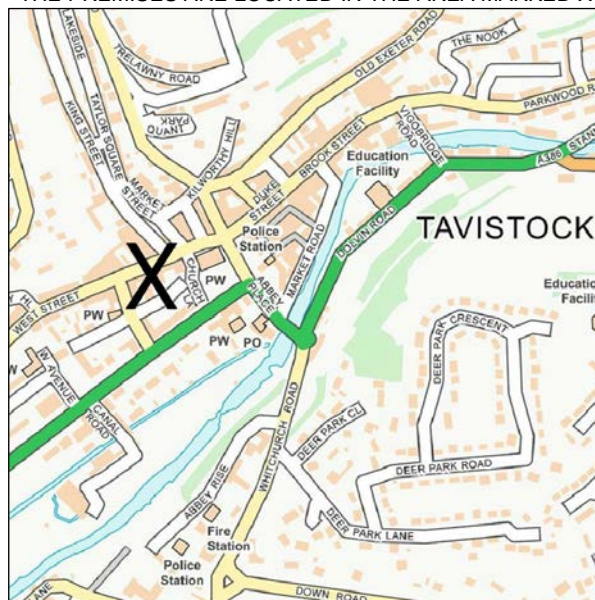
Strictly through the sole agents – **Simon Powell Commercial**

Simon Powell T 01822 611311 E simon@simonpowell.co.uk

www.simonpowell.co.uk

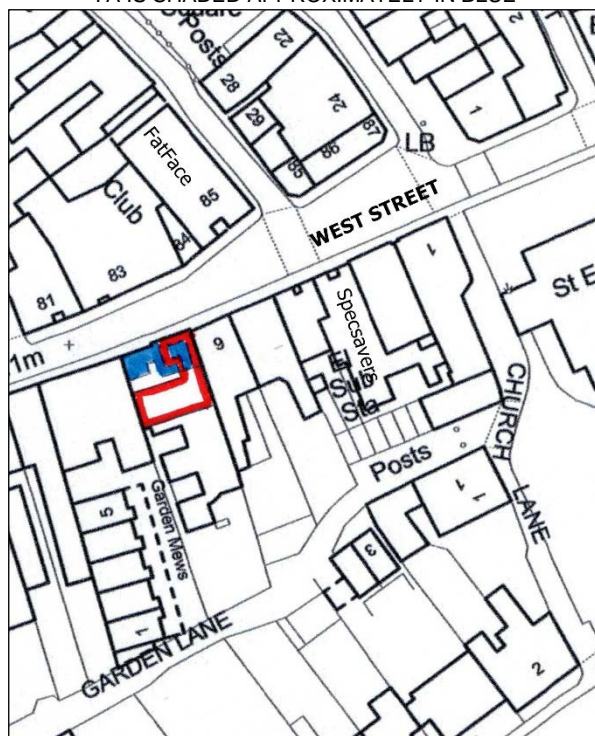
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

7 WEST STREET IS OUTLINED APPROXIMATELY IN RED
7A IS SHADED APPROXIMATELY IN BLUE



VIEW TOWARDS DUKE STREET



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